

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

The Cottage, Twenty Acres Riddings Lane Dalbury Lees, Derbyshire DE6 5BG



Recently renovated and substantially improved former agricultural building enjoying an idyllic rural location

- Recently renovated and substantially improved former agricultural building enjoying an idyllic rural location • Five/ Six bedrooms • Centrally heated and double glazed throughout • Within Ecclesbourne School catchment area • Offers wide reception hall • Ground floor cloakroom and storage facilities • Full length living room • Well appointed fitted kitchen with adjacent living area off • Two ground floor bedrooms with Jack and Jill luxury en-suite shower room • Additional third bedroom or study • Passage landing offering potential for additional bedrooms or study area • Principal bedroom with walk-in wardrobe and luxury en-suite • Large family bathroom with four piece suite • Ample parking outside • Delightful garden with stunning views •

Price £925,000 - Viewing Recommended



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GENERAL INFORMATION

Occupying an idyllic quiet rural location in the popular village of Dalbury Lees, and having grounds of just under an acre, commanding magnificent views over open countryside. This skilfully renovated barn conversion offering five/six bedroomed accommodation with large reception rooms and a bespoke fitted kitchen. Please also note that the electricity supply is totally off grid (solar panels). For further information contact the agent.

The property which has been well constructed and provides high specification facilities throughout. Enjoys the benefit of central heating and double glazing. The property extends to wide reception hall with galleried staircase off in oak and glass, separate cloakroom, large full length living room with dining area and bi-fold doors taking advantage of direct access to a delightful garden. A well appointed fully equipped fitted kitchen with integrated appliances and an adjacent family room again with French doors taking advantage of direct access to the garden and stunning views over open countryside.

There are two ground floor double bedrooms with Jack and Jill luxury en-suite shower room facilities, a third bedroom or large study. To the first floor off a very large spacious landing which obviously has potential for conversion into an additional bedroom or study landing. Accessed is gained to the principal bedroom which has a Juliet balcony, a deep walk-in wardrobe and luxury en-suite shower room. There are also two double bedrooms and a bespoke four piece bathroom.

Outside the property has the benefit of a large paved area and is an ideal location for the construction of a triple or double garage if required, subject to planning and building regulation approval. A neat manageable formal garden with patio, lawns and borders and extended garden just under an acre in total laid mainly to grass, all with stunning and outstanding views.

The sale provides a good opportunity to acquire this highly individual agricultural building conversion in a unique and quiet favoured rural setting, offering seclusion and privacy.

PLEASE NOTE

An agreement has been reached with Powergen and the neighbour to connect the property to mains electricity. This will be agreed, organised and paid for by the current owner of The Cottage.

ACCOMMODATION

ON THE GROUND FLOOR

WIDE RECEPTION HALLWAY

With tiled floor with underfloor heating, stairs to the first floor off in oak and glass, decorative spotlighting, under stair storage cupboard.

CLOAKROOM

With low level w.c., vanity wash hand basin, storage cupboard beneath, tiled floor, underfloor heating.

UTILITY ROOM 3.5m x 2.1m (11'6" x 6'11")

With tiled floor, boiler providing domestic hot water and servicing central heating system, inset sink unit and base cupboard beneath, work surfaces adjacent and upstand, extractor fan, plumbing for automatic washing machine, decorative spotlighting, underfloor heating.

LIVING AREA 7.17m x 5.3m (23'6" x 17'5")

With fireplace aperture. With bi-fold doors providing access to the garden. TV point and recess, underfloor heating, USB/HDMI points.

INCORPORATING LIVING ROOM 4.38m x 3.95m (14'4" x 13'0")

With dining area. French door providing access to the side of the property, underfloor heating.

KITCHEN 5.7m x 4.9m (18'8" x 16'1")

With 1½ bowl inset sink unit and mixer taps over, base cupboard beneath. A range of base and drawer units with work surfaces over. Plumbing for integrated dishwasher. Work surfaces with upstand. Complementary wall mounted cupboards. Inset double oven in matching housing unit. Inset single oven with warming plate beneath and microwave. Decorative spotlighting. Central island with five ring inset gas hob with extractor hood above. Base drawers beneath. Breakfast bar adjacent. Decorative spotlighting. Underfloor heating.



ADJACENT LI VING AREA 4.91m x 4.23m (16'1" x 13'11")

With French doors and glazed side screens providing access to a delightful garden. Laminated floor covering. Double multi-pane doors providing access to entrance hall. Two TV points. HDMI and USB points. LPG gas stove.

GROUND FLOOR BEDROOM ONE 4.75m x 3.9m (15'7" x 12'10")

With free standing cupboards. Underfloor heating.

EN-SUITE SHOWER ROOM

With walk-in shower with rain waterfall shower over, glazed screen, vanity wash hand basin, low level wc, tiled floor with underfloor heating, chrome towel rail, half tiling to main walls, decorative spotlighting, extractor fan, shaver point.

ADJACENT BEDROOM 8.11m x 4.36m (26'7" x 14'4")

With French door providing access to side garden, decorative spotlighting. Underfloor heating.

BEDROOM THREE/STUDY 4.24m x 3.99m (13'11" x 13'1")

With laminated floor covering. Underfloor heating.

ON THE FIRST FLOOR

LARGE SPACIOUS LANDING 6.73m x 4.2m (22'1" x 13'9")

With obvious potential for conversion into additional bedrooms or study area with Velux rooflight. Central heating radiator. Full power and lighting. TV point, HDMI and USB points.

PRINCIPAL BEDROOM 7.54m x 4.11m (24'9" x 13'6")

Central heating radiator. Velux rooflight. French door with Juliet balcony. Walk-in wardrobe with mirrored door to front. TV point. HDMI and USB points.

LUXURY EN-SUITE SHOWER ROOM

With vanity wash hand basin, low level w.c., shower cubicle, heated chrome towel rail, Velux rooflight, decorative spotlighting, extractor fan. Shaver point.

BEDROOM TWO 5.88m x 4.51m (19'3" x 14'10")

Central heating radiator. Velux rooflight. TV point. HDMI and USB points.

BEDROOM THREE 5.85m x 4.5m (19'2" x 14'9")

Central heating radiator. Velux rooflights. TV point. HDMI and USB points.

FAMILY BATHROOM 3.66m x 3.37m (12'0" x 11'1")

With freestanding bath, shower cubicle with tiled surrounds, glazed door to front, shower over, low level w.c., vanity wash hand basin, heated chrome towel rail, half tiling to main walls, tiled floor, Velux rooflight, extractor fan, shaver point.

OUTSIDE & GARDENS

To the side of the property is a hard standing area, an ideal position for the construction of a triple or double garage subject to the granting of the necessary planning consent. There is a neat garden laid mainly to lawn with flowering and herbaceous borders and a patio area, and there is an additional garden area, totalling of just under an acre, with stunning views overlooking open countryside. There are also power points, wash hand basin and outside tap.

COUNCIL TAX BAND

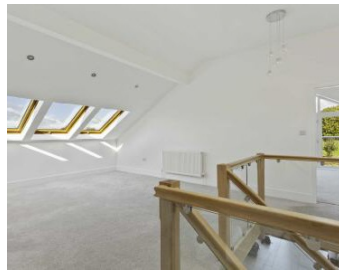
Amber Valley - Tax Band D.

DIRECTIONAL NOTE

From Derby proceed via the main Ashbourne Road taking the turning left into Brun Lane. At the T junction take the turning right then first left into Long Lane. Proceed along Long Lane for approximately 1½ miles and on the right hand side you will see a sign for Twenty Acres. Take the turning right and then proceed along the country lane, taking the middle road where signposted The Cottage and other properties. Following the tarmac road round, the property is then situated on the left hand side at the end of the tarmac road.

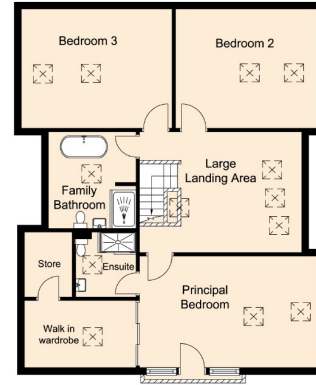
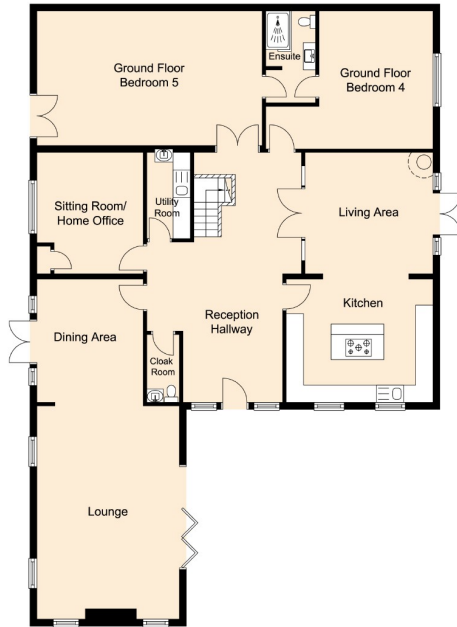
VIEWING

Strictly by appointment through Scargill Mann & Co - Ashbourne office (DM/TS).



Ground Floor

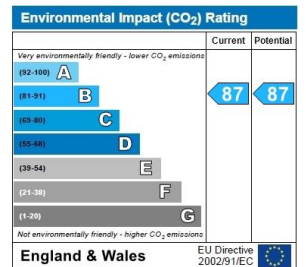
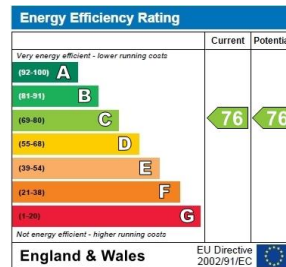
First Floor



The Cottage, Twenty Acres, Ridding Lane, Dalbury Lees DE6 5BG

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First



CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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